

TIVERTON PLANNING BOARD

TIVERTON, RHODE ISLAND 02878



**TOWN HALL
343 HIGHLAND ROAD
November 8, 2005
7:00 P.M.**

Note: Petitions may not be reviewed beyond 9:30 P.M. in order to address the Administrative Officer and Planning Board agenda items. Therefore, all petitions may not be heard.

1. Chee Laureanno
c/o Eric P. Chappell, Esq.
171 Chace Road, PO Box 8
Portsmouth, RI 02871
Re: Outstanding Issues Addressed at 12/14/04 Meeting - Cont'd
Location: E/S Main Road
Development: Beech Tree Hill Subdivision
2. GHL Investment LLC
1803 So. Australian Ave, Suite A
West Palm Beach, FL 33409
Re: Surety Reduction & Conversion of Surety
Location: Ford Farm Road
Development: The Estates of Mount Hope Bay
3. Abel Hart Commons, Inc.
c/o John Kinnane
271 Stoney Hollow Road
Tiverton, RI 02878
Petition: Major Subdivision (Road Required) - Rural Residential
Development - Preliminary Plan Review - Public
Hearing - Cont'd
Location: N/S East Road
Development: The Bliss Homestead (9 Lots) (TC - Waived)
4. TLT, LLC (Applicant)
Clifford W. & Henry G. Johnson (Owners)
c/o Paul Laurienzo
148 Thayer Drive
Portsmouth, RI 02871
Petition: Major Subdivision (Road Required) - Rural Residential
Subdivision - Master Plan Review - Public Information
Meeting - Cont'd
Location: E/S Main & S/S Hayden Avenue
Development: Harbor Ridge (14 Lots) (TC - Waived)
5. Gregory Mello (Applicant)
G.J.T. Realty, Inc. (Owner)
1631 Fish Road
Tiverton, RI 02878
Petition: Minor Subdivision (No Road Required) - Final Plan
Review - Cont'd
Location: W/S Fish Road (Surrounded by Viking Stone Parcel)
Development: 2 Lots
6. Salibi Realty, LLC &
Kostantinos Frangakis
983 County Street
Taunton, MA 02780
Re: Site Plan Review & Design Plan Review for a Retail Fast
Food Store (Dunkin' Donuts) – (Zoning Code - Article XX -
Development Plan Review) - Cont'd - Remanded from the
Zoning Board Acting as the Board of Appeal - Cont'd
Location: Intersection of Wm. Canning Blvd. & Stafford Road
7. F&J Realty Ltd. Partnership (Owner)
JPS Realty Mgmt. LLC (Applicant)
3626 Main Road
Tiverton, RI 02878
Petition: Major Subdivision (Road Required) - Preliminary
Plan Review - Public Hearing - Cont'd
Location: W/S Lake Road, North of Ledoux Lane
Development: Winterberry Woods (35 Lots) (TC - 1/15/05)

8. Deanna J. Peckham
220 Pond Bridge Road
Tiverton, RI 02878

Petition: Minor Subdivision - Informal Concept Plan Review -
Rural Compound - Rural Residential Development
(Article IX - Zoning Ord.)
Location: S/S Neck Road (Nonquit Pond Watershed)

9. Administrative Officer

- A. Administrative Officer's Report
- B. Miscellaneous
 - 1. Sewer Ordinance Update
 - 2. Proposed Zoning Ordinance Amendment – Article XIV
Nonconforming Development - Cont'd by TC
 - 3. Proposed Zoning Ordinance Amendment - Article XXII
- Low & Moderate Income Housing - 1% Increase
Limitation
 - 4. Countryview Estates - License Renewal

10. Tiverton Planning Board

- A. Starwood Tiverton, LLC (N/F Starwood Capital Group, LLC)
Request for Surety Reduction Based on Construction Progress
- B. Planning Consultant's Items
 - 1. Comprehensive Community Plan Status
 - 2. Low/Moderate Housing Article & Affordable Housing
Plan - State Agencies Comments & Response
 - 3. Miscellaneous
- C. Correspondence
- D. Miscellaneous
 - a. Budget 2005-2006
- E. Approval of Minutes: August 9, 2005
September 13, 2005
October 4, 2005 (Workshop)
October 12, 2005
October 20, 2005 (Special Meeting)
October 25, 2005 (Workshop)
November 3, 2005 (Special Meeting)
November 7, 2005 (Special Meeting)
- F. Adjournment

Individuals requesting interpreter services for the hearing impaired **MUST** call 625-6718 seventy-two (72) hours in advance of the meeting.

A portion of this meeting may be held in executive session pursuant to the Rhode Island Open Meeting Law, Section 42-46-5(a) of the General Laws of Rhode Island, 1956 (1977 re-enactment) as amended.

The above location is accessible to the handicapped.